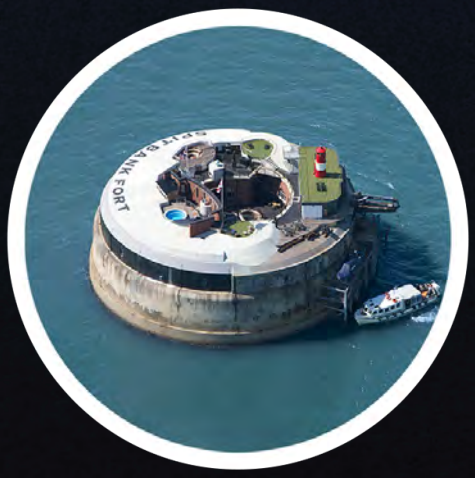
SOLENT FORTS

TWO UNIQUE ISLAND FORTRESSES

FOR SALE

JUST OFF PORTSMOUTH, ENGLAND



SPITBANK

NO MAN'S

SOLENT FORTS

SPITBANK ○ NO MAN'S

An opportunity to own 3 totally unique, luxury coastal destinations has arisen. Spitbank and No Mans Forts offer significant investment and conversion potential as an ultra-private residence, boutique hotel, casino, spa, training centre, corporate offices, exclusive get-away location and much more

SPITBANK FORT

Offers around £4m

Boutique Retreat with 150-year heritage.

- 33,000 sq. ft. over 3 floors (£121 per sq.ft)
- 9 large bedroom suites
- Various bars and restaurants

NO MAN'S FORT

Offers around £4.25m

Historic Fort in Isle of Wight waters.

- 99,000 sq. ft. over 4 floors (£43 per sq.ft)
- 23 substantial bedroom suites
- Various bars, restaurants and event spaces

POSSIBLE USES

Hotel/Commercial
Existing Planning

Accommodation, Exclusive Use, Themed Events, Weddings, Spa, Club, Restaurants/Bars.

Residential
Planning Granted

Private Home, Holiday Home, Folly (Privacy and Security Assured)

Fractional Ownership
Planning Needed – Likely

Divide into Individual Unique Apartments

Spitbank x 9 @ Avg £400k EachNo Mans 14-20 – Avg £400k Each + Lighthouse £1m

Management Company Runs, Restaurants and Common Parts

Alternative Uses
Planning Needed

Medical Research, High Value Storage, Boot Camp/ Health Farm, Recording Studios, Training Centre, Casino, Isolation Centre, CBD Farm, Prison

Both Forts are available to buy individually or as a pair

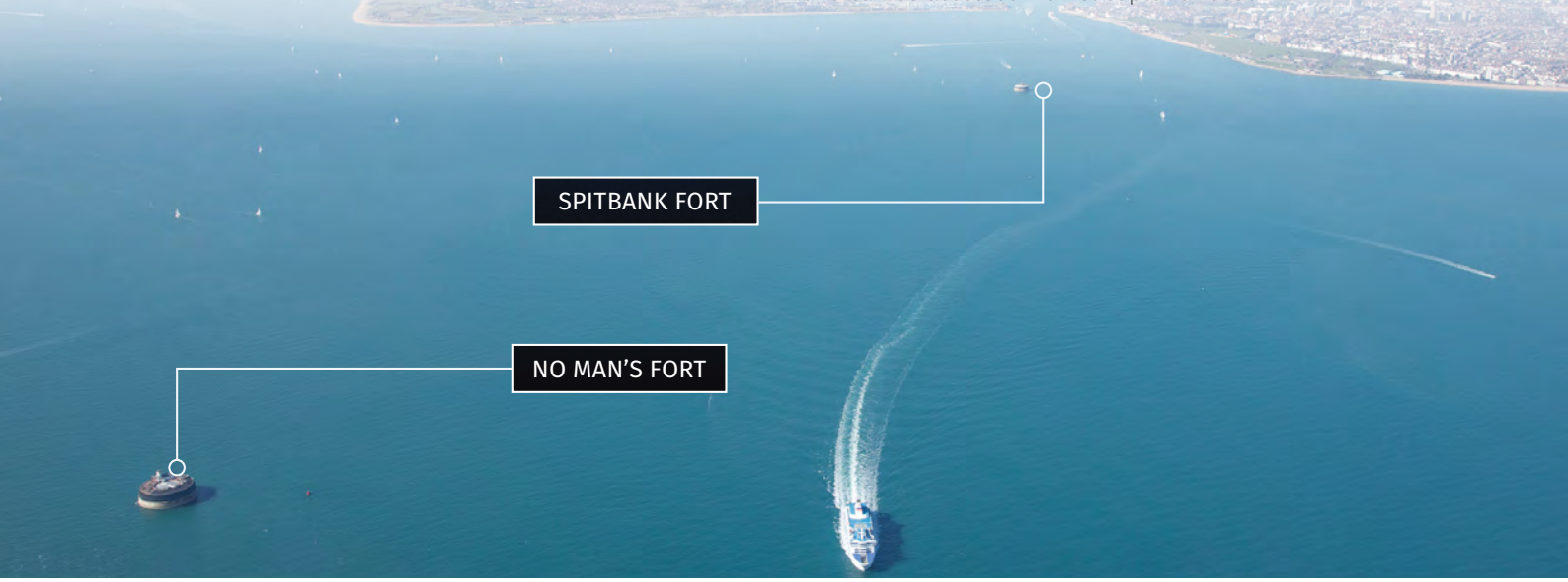
For more information or to make an enquiry visit www.spitbankfort.co.uk www.nomansfort.co.uk
or contact Martin England on 07704 144 793 or email martin@clarenco.com

SOLENT FORTS

Two privately owned luxury island retreat hotels boasting dramatic architecture and sympathetically restored from their former days as a line of defence against enemy attacks on the Solent and Portsmouth.

The forts provide 32 luxurious bedroom suites, restaurants and bars, hot pools, saunas and a spa.

The forts are located just off the coast of Portsmouth, and can be accessed via helicopter or boat.



HISTORICAL BACKGROUND

THE FRENCH THREAT

The Solent Forts date back over 150 years when fear of invasion by the French led by Napoleon III resulted in the commissioning of these sea-based defences by British Prime Minister Lord Palmerston. With 15ft granite walls and armour plating, these magnificent structures are testament to the skill of Victorian engineering. Taking 15 years to complete, by the time the forts were ready for occupation, the threat of invasion no longer existed and hence, the forts became known as "Palmerston's follies".

WORLD WAR ONE

During the First World War, these man-made fortresses came into their own as a line of defence when they were equipped with 4.7- and 6-inch guns, allowing them to target smaller fleets of ships trying to slip through the heavy military defences. No Man's Land Fort became navy signalling stations but saw little action in the way of battles.

WORLD WAR TWO

During WWII the forts were used as defences for the Portsmouth dockyard. Life on site was grim with basic facilities and those serving were deliberately chosen based on their inability to swim, to avoid any attempts at escaping their post! After the Second World War they were completely decommissioned from military service.

AFTER THE WARS

The Forts were eventually put up for sale in the 1960's but no one invested in these historic landmarks until the 1980s. Spitbank was originally bought and converted into a museum but in 2009 work began on transforming it into a luxury retreat. In 2012 the owners purchased No Man's Fort, converting it into the hotel and events venue that it is today.

An estimated £8m has been spent on lovingly and passionately restoring the properties.

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SPITBANK FORT

£4M

SPITBANK FORT

OFFERS AROUND £4M

SPITBANK FORT IS A BOUTIQUE RETREAT WITH 150-YEAR HERITAGE AVAILABLE FOR SALE. IT IS 33,000 SQ. FT SPREAD OVER 3 FLOORS, MAKING IT A MERE £121 PER SQ. FT. THERE IS MASSIVE INVESTMENT AND CONVERSION POTENTIAL WITH A NUMBER OF PLANNING PERMISSIONS ALREADY APPROVED

- Easy conversion to Ultra-Private Residence, Casino, Spa, Corporate Offices, Training Centre and much more
- 9 luxurious guest suites plus staff accommodation;
- Event spaces including Crow's Nest Bar (60), Officers Mess Restaurant (60), Victory Bar (50) and Wine Cave (20);
- 33,000 sq. ft. over 3 floors, 15 ft. thick granite walls
- Extensively refurbished in 2012 with approximately £8m spent across Spitbank and No Man's Forts.
- Roof terrace, hot pool, sauna, fire pit and sun deck.
- Licensed wedding facility.
- Open central courtyard, plus roof top terrace including sauna, fire pit hot pool and sun deck

Both Forts are available to buy individually or as a pair

For more information or to make an enquiry visit www.solentforts.com/solent-forts-for-sale
or contact Martin England on 01494 682000 or email martin@clarenco.com

SPITBANK FORT

LAYOUT

The upper level comprises three function rooms including The Officers Mess which is the principal dining area and has capacity for 60 covers.

The lower level houses the museum along with the guest games room, wine cellar, bar and television room and staff quarters.

Room	Capacities				
	Dining	Theatre	Standing	Boardroom	Cabaret
Crow's Nest	20	60	60	20	20
Victory Bar	20	40	60	20	20
Officers Mess	60	30	60	30	30
Wine Cellar	x	x	20	x	x
Upper Deck	x	x	75	x	x

CORPORATE

There are four function rooms at the venue with a capacity for 60+ delegates.

SERVICE AREAS

The kitchen and back of house services are located across the upper and lower deck and are well placed to serve the dining areas of the fort.

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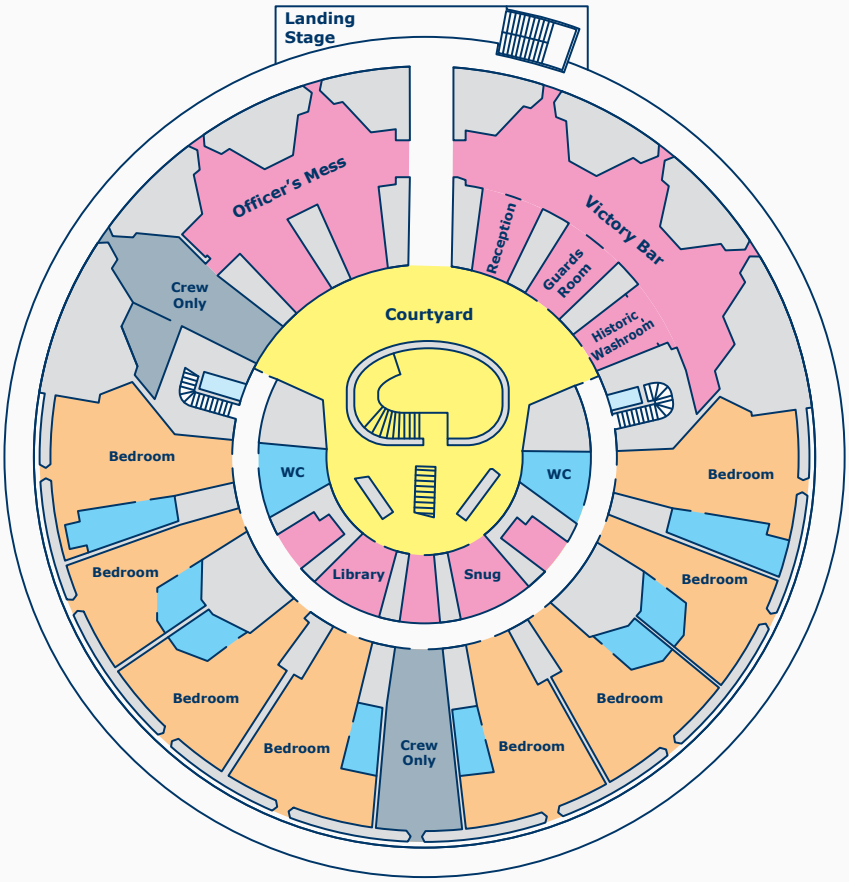
SPITBANK FORT

FLOOR PLANS

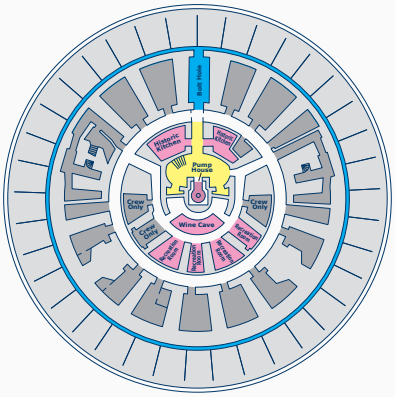
Our smallest and most intimate fort, Spitbank is still an impressive 33,000 sq. ft across three floors.
Our 9 bedroom suites occupy the main level along with the Officers Mess and Victory Bar. (with the exception of our Crow's Nest bedroom located on the top deck.) There is huge scope for conversion into any number of other uses.

SPREAD ACROSS THREE FLOORS THE FORT INCLUDES

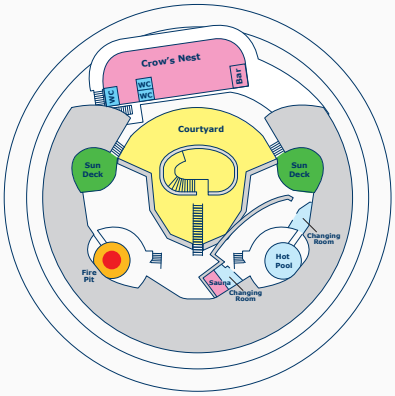
- 9 Bedroom Suites
- Officers Mess Restaurant
- Victory Bar
- Crew Quarters
- Wine Cave
- Games Room
- Sun Deck
- Fire Pit
- Lighthouse Building
- Hot Pool
- Sauna
- Original Bolt Hole



MIDDLE DECK



LOWER DECK



TOP DECK

For more information or to make an enquiry visit www.spitbankfort.co.uk www.nomansfort.co.uk
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SPITBANK FORT INVESTMENTS

2009	Clarenco Purchase Price	£1.0m
2010-2012	Clarenco Development and fit out All Rooms Furnished and Refurbished New user-friendly Landing stage fitted. Crow's Nest Panoramic view bar and lighthouse Function suite created Roof top Fire Pit, Infinity Hot Pool Infrastructure improvements – Cranes, Generators, STP etc	£4.0m
	Total Invested	£5.0m
	Asking Price	**£4m**

NO MAN'S FORT

£4.25M

NO MAN'S FORT

OFFERS AROUND £4.25M

NO MAN'S FORT CONSISITS OF 23 ENSUITE BEDROOMS. THIS HISTORIC FORT WITH 150-YEAR HERITAGE IS AVAILABLE FOR SALE. IT IS 99,000 SQ. FT SPREAD OVER 4 FLOORS, MAKING IT ONLY £43 PER SQ. FT. THERE IS MASSIVE INVESTMENT AND CONVERSION POTENTIAL WITH A NUMBER OF PLANNING PERMISSIONS ALREADY APPROVED.

- Easy conversion to an Ultra-Private Residence, Corporate Event Space, Training Centre, Casino, Spa, Wellness Retreat, Party Venue and much more
- 23 en suite guest bedrooms, 7-bedroom staff quarters and scope to convert communal space to additional bedrooms
- Mess Hall Restaurant (200 covers), 5 themed bars, lighthouse private dining and a traditional English pub
- Easy Access via two landing stages and helipad
- Extensively refurbished in 2015 with approximately £8m spent across No Man's and Spitbank Forts
- Recent addition of second landing stage and new generator on No Man's fort.
- Rooftop terrace, hot tubs, sauna, fire pit and rooftop bar and BBQ decks
- Planning obtained to construct breakwater and harbour to improve access.
- Flexible Conference, Event and Wedding facilities
- Spa with 4 treatment rooms, nail bar and sauna

Both Forts are available to buy individually or as a pair

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NO MAN'S FORT

LAYOUT

The main entrance is via the lower level and boat landing stage. Dining and function rooms plus the spa and a selection of bedroom suites are also located on this level.

The lowest level of the fort has been converted into entertaining space including laser battle, whilst the roof deck provides further facilities such as hot tubs, a fire pit, bar and Nordic bothy.

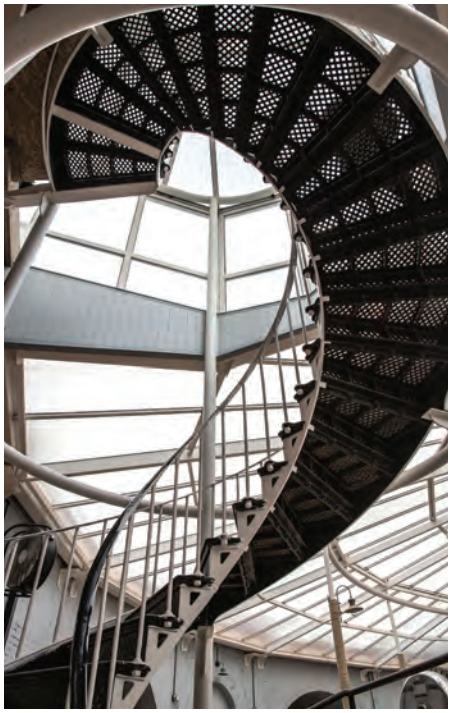
The newly opened Lord Nelson Pub, The Cabaret Bar and additional entertaining spaces are located on the upper and lower levels of the fort.

There are four function rooms at the venue with a maximum capacity of 200 delegates.

SERVICE AREAS

The kitchen and back of house services are located across the upper and lower deck and are well placed to serve the dining areas of the fort.

Room		Capacities				
		Dining	Theatre	Standing	Boardroom	Cabaret
Central Atrium		120	100	200	x	80
Cabaret Club		40	80	120	26	32
Mess Hall		100	120	200	30	64
TV Lounge		18	30	30	1	16
Ward Room		40	60	120	26	32
Meeting Room		8	x	x	8	x
Lighthouse (Sea View)		2	10	20	6	x
The Lord Nelson		16	x	40	x	x
Pool Room		x	x	50	x	x
Snooker Room		x	x	50	x	x
Lighthouse (Base Level)		20	30	50	12	16
Top Deck	Astro Turf	75	100	150	x	x
	Upper Deck	100	100	200	x	x



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NO MANS FORT INVESTMENTS

2009	Clarenco Purchase Price	£2.6m
2012-2015	Clarenco Development and fit out All Rooms Furnished and Refurbished New volume user-friendly Landing stage fitted. Lighthouse Function suite created Roof top Fire Pit, Bothy, Hot Tubs, lawn Infrastructure improvements – Cranes, Generators, STP water treatment plant etc	£3.8m
2017	Crane and landing stage improvements	£100k
2018	Added Spa treatment area, own Pub and improved infrastructure	£30k
2019	Additional Landing stage, New generator, Lighthouse bar	£120k
	Total Invested	£6.6m
	Asking Price	**£4.25m**

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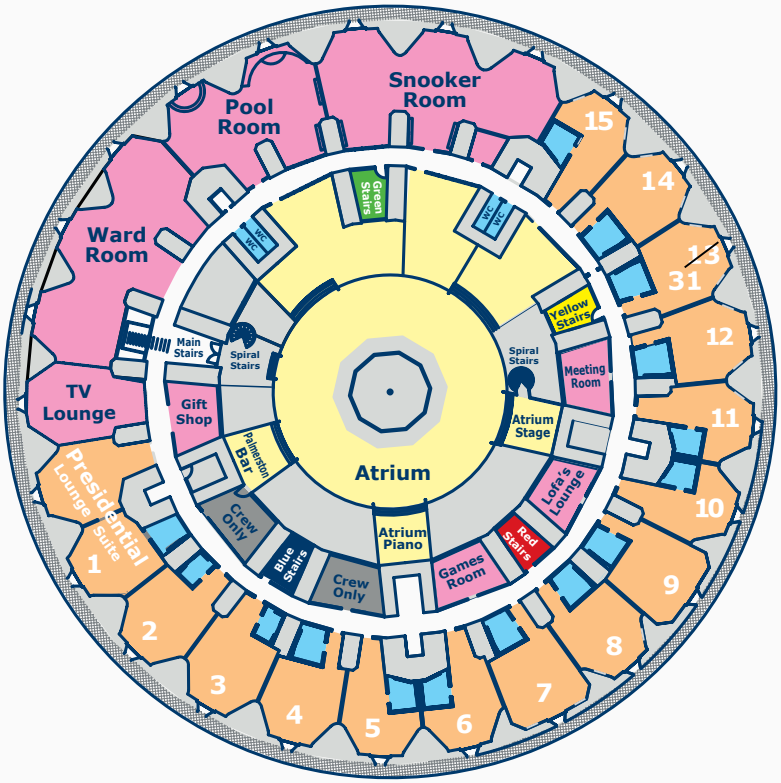
NO MAN'S FORT

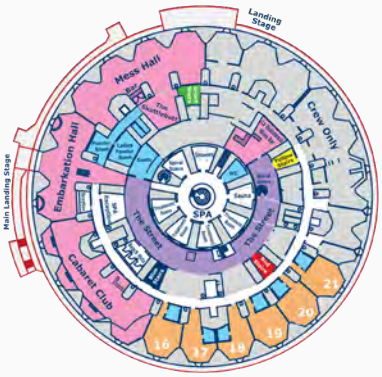
FLOOR PLANS

At an impressive 99,000 sq. ft. over 4 floors, No Man's Fort offers a huge amount of space. Containing 23 bedrooms, crew quarters, multiple bars and restaurants and a number of multi-purpose rooms,

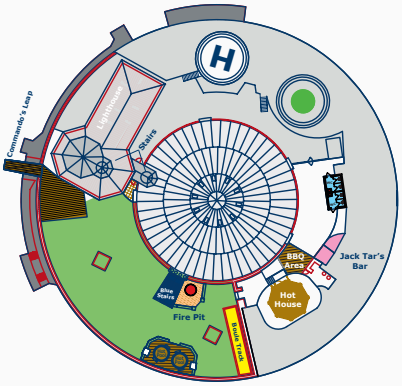
No Man's Fort offers a ready made venue or huge scope for conversion. It also comes with the benefit of a helipad in place and 2 landing stages for visitors by sea.



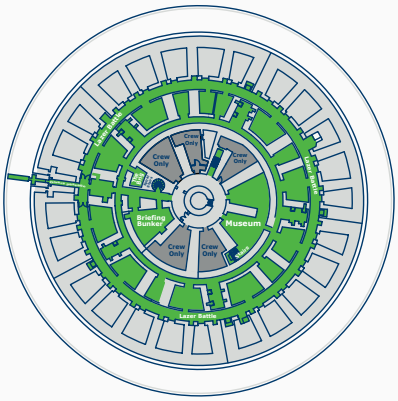
LOWER DECK



UPPER DECK



ROOF DECK



BASEMENT LEVEL

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VIEW OUR VIRTUAL TOURS

WWW.SPITBANKFORT.CO.UK WWW.NOMANSFORT.CO.UK

POTENTIAL OPPORTUNITIES

Aside from buyers looking to continue the current hotel and exclusive hire venue use, interest would be welcomed from buyers looking to repurpose the properties for alternative use.

For example, but in no way limited to, those seeking to convert a fort to:

- ultra-private residence - privacy and security assured
- Corporate Head Office, Training Centre or idyllic venue for a Retreat – the ultimate in team building
- Portfolio Trophy Asset – what better way to impress clients
- Recording studios - excellent acoustics
- Boot Camp – what better way to make sure they stick to the regime!
- Casino or Exclusive members-only club. – Privacy and security assured
- Isolation centre – control access and ensure purity
- Containment Centre – lock em up and throw away the key!
- Coastal Spa, Yoga Retreat – Health and Fitness centre
- Maritime bolthole – quiet and serene just watch the waves
- Holiday home – the ultimate get away – sea views from every room

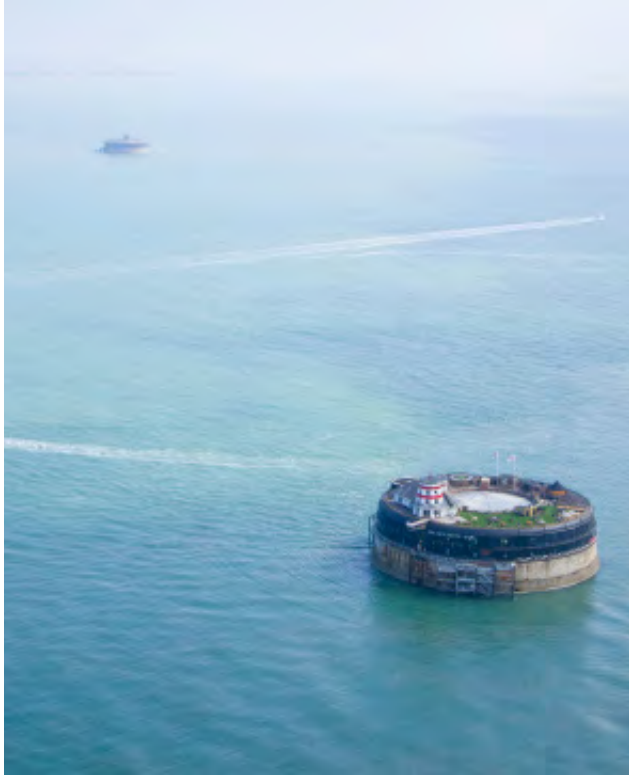
Due to their secluded yet accessible location, substantial recent investment, considerable square footage and unparalleled originality, the only limit with these properties is your own imagination...

To out find more about these incredible properties including the interesting history of the fort, visit www.solentforts.com/solent-forts-for-sale or contact Martin on 01494 682 000. The Forts are available to buy individually or as a group.

clarenco

...amazing retreats in spectacular locations

Clarenco LLP is owned by Mike Clare, best known as founder and Executive Chairman of Dreams bed retail empire until it's sale in 2008. Not quite ready for retirement and with the financial markets in chaos, Mike reinvested his money in property and built up a considerable portfolio of Country Manor Estates, Executive Homes and some incredible if not rather unusual venues, namely a chateau in Anglesey, a closed order monastery in Worcestershire, three castles in Scotland and three Sea Forts in the Solent. He lovingly (and at times painstakingly!) restored and converted these incredible venues into award-winning hotels.



Spitbank Fort and No Man's Fort were always Mike's 'favourite' venues...However, after gradually reducing his portfolio over the last 3 years, Mike has decided the time is right to retire from the hotel industry and part with his 'James Bond dream' of Spitbank Fort, No Man's Fort and Horse Sand Fort.

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SOLENT FORTS

CONTACT DETAILS

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